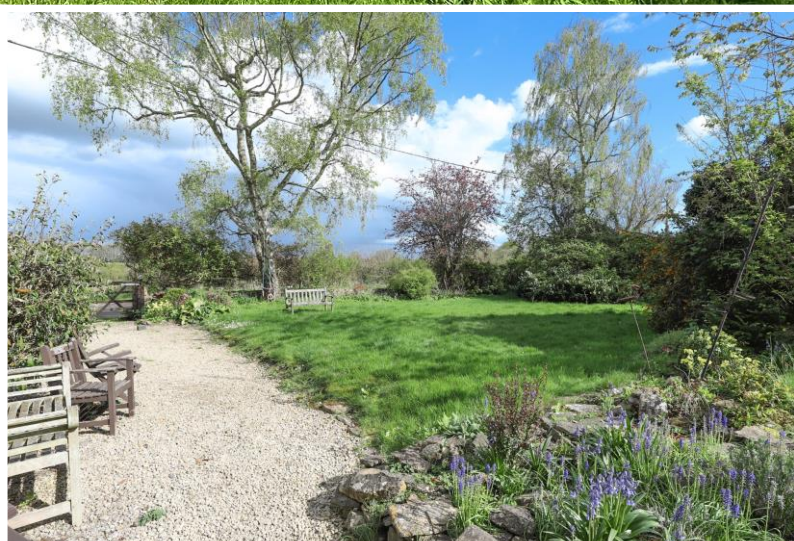


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**East End, North Leigh  
Witney, Oxfordshire**

**Offers in the Region Of £800,000**



An absolutely charming detached and extended stone built period house complete with it's own detached chapel building within the garden, enjoying a fabulous semi-rural position with stunning views over neighbouring open farmland. The property boasts an abundance of original period features and also benefits from a two-storey rear extension creating a large Family Kitchen/Diner and En-Suite Master Bedroom above. A flagstone reception hall leads to the two front-facing reception rooms with beams, fireplaces and flagstones. A timber-framed Conservatory provides additional living space overlooking the garden and the large Kitchen/Diner has doors to a secluded rear terrace. There are 4 Bedrooms (master en-suite), and Bathroom on the first floor. The property does now require updating and improvement throughout but also offers tremendous potential for imaginative alteration and extension, particularly when considering the Chapel building that sits in relatively close proximity to the house. The brick-built chapel has a steep pitched roof, arched door and windows and a cloakroom/WC. It offers several options to the new purchaser ranging from what would be an amazing home office/studio, an extension to the main house, independent holiday let, family accommodation or even conversion to a separate dwelling, all subject to the necessary planning consent. The majority of the garden lies at the front of the property with lawn, mature shrubs and trees, and enjoys a southerly aspect with uninterrupted views across open farmland towards the villages of Freeland and Long Hanborough. There is also a gravelled driveway and single garage. The small hamlet of East End is surrounded by open countryside with a network of footpaths providing walks through the Evenlode valley but it's far from secluded with Witney and Woodstock each some 4 miles distant, Long Hanborough with shops and train station (2m), Estelle Manor luxury hotel & spa (1.5m) and Oxford city centre (10m). This enchanting property is offered for sale with no onward chain and early viewing is advised.



## SITUATION

East End is a small hamlet just outside the village of North Leigh which lies between Witney and Woodstock just off the A4095. The village sits above rolling countryside and the picturesque Evenlode Valley. North Leigh has a primary school, church, pub post office, and shop + library in the Memorial Hall. A bus service runs through the village to both Witney and Woodstock where further shopping, social, recreational facilities are available. The neighbouring village of Long Hanborough offers local shopping and train station with direct services to Oxford and London.

## DIRECTIONS

East End is easily accessed from Boddington Lane, just off the A4095. The property will be found on your left as you approach. Satnav: OX29 6PX.

## THE ACCOMMODATION

### Reception Hall

Staircase to first floor, flagstone floor.

### Sitting Room

Inglenook fireplace with stone chimney breast, exposed beams, flagstone floor, windows to front overlooking the garden and window to side with farmland views.

### Dining Room

Flagstone floor, exposed beams, old fireplace feature (chimney sealed), window to front and side. Part-glazed door to:-

### Conservatory

Timber framed double glazed windows on a dwarf wall with glazed pitched roof and double doors to the garden.

### Rear Lobby

Door to rear garden and:-

### Cloakroom

WC, wash basin, tiled floor, window to rear.

### Family Kitchen/Diner

Older style base and wall units, exposed timbers, stainless steel single drainer 1.25 bowl sink, plumbing for dishwasher, built-in electric oven and hob, windows on two sides, glazed double doors to rear patio, door to side.

### First floor Landing

Access to roof space.

### Bedroom 1

Velux roof lights and window to side/rear garden, sloping ceiling.

### En-Suite Shower

Tiled cubicle, wash basin, WC, velux roof light.

### Bathroom

Panelled bath, pedestal basin, WC, plumbing for washing machine, airing cupboard housing hot water cylinder, access to roof space.

### Bedroom 2

Window to front garden and side with farmland views, curved chimney breast feature.

### Bedroom 3

Window to front, wash basin.

### Bedroom 4

Window to front.



## OUTSIDE

### Single garage

Of sectional construction with double doors.

### The Garden

Delightful south-facing cottage garden with views across to neighbouring farmland. The garden comprises a driveway, lawn, shrub beds, rockery, mature trees, and a secluded rear courtyard garden.

### Chapel building

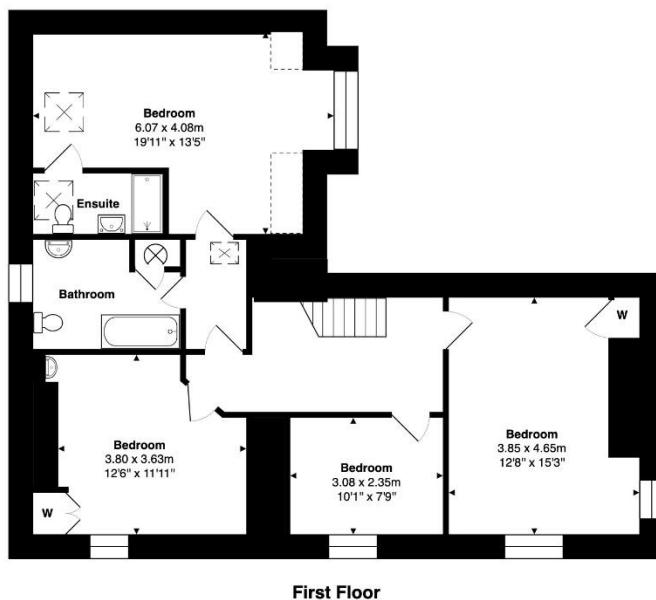
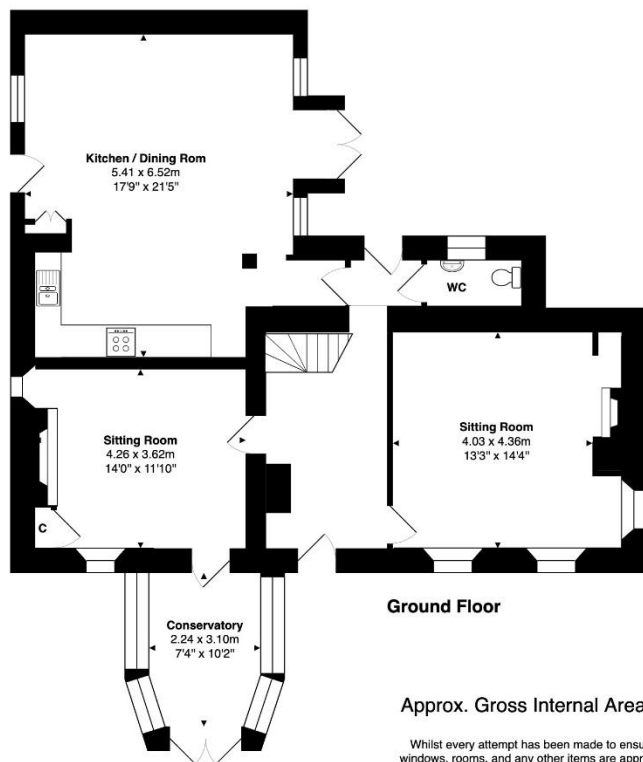
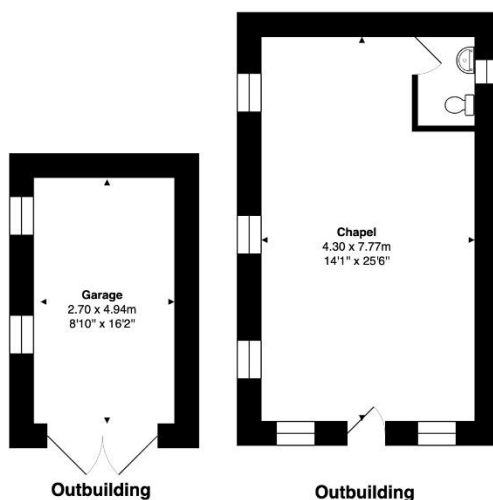
The brick-built chapel building is adjacent to the road and accessed from the driveway. It has a steep pitched tiled roof, classic chapel style arched windows and door whilst internally it has a panelled roof and exposed timbers. Cloakroom with wash basin and WC.

### COUNCIL TAX

West Oxfordshire District Council - Band F.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area: 181.7 m<sup>2</sup> ... 1956 ft<sup>2</sup> (excluding garage, chapel)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
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